

# Return to Use Initiative

## 2004 Demonstration Project

### Cannelton Industries Inc.:

Sault Sainte Marie, Michigan

**THE SITE:** The Cannelton Industries Inc. site is a former tannery that spans 75 acres along the St. Mary's River in Sault Sainte Marie, Michigan. The tannery processed animal hides from 1900 until it burned down in 1958. During that time, tannery waste led to heavy metals contamination in soil, sediments, and surface water in the St. Mary's River. The site has been cleaned up since 1999 and the Five-Year Review in Fall 2004 declared the remedy protective of human health and the environment.

**THE OPPORTUNITY:** Current land use surrounding the site is residential and light industrial. Four hundred families live within one-half mile of the site and an elementary school is located just to the south. The nearby residences and industries make the site suitable for a number of future land uses, such as residential, recreational, or industrial. The City of Sault Sainte Marie published a 20-Year Master Plan that designates the property for general industry and high-density residential. Some form of commercial or recreational reuse is also likely.

**THE BARRIER:** The site has been vacant since 1958. Though the site was cleaned up to accommodate the future land uses outlined in Sault Sainte Marie's 20-Year Master Plan, EPA and local officials felt that additional reassurance of the site's suitability for redevelopment would be helpful. In addition, the site cannot be safely reused until appropriate and effective institutional controls have been implemented.

**THE SOLUTION:** EPA will issue a Ready for Reuse (RfR) Determination for the site that provides EPA's technical determination that the site is ready for multiple uses, including residential, recreational, and industrial. EPA hopes that issuing the RfR Determination will provide City officials with the comfort they need to move forward with the acquisition of a portion of the Cannelton Industries property and implement the remaining institutional controls at the site.

**REUSE PLANNING:** When the Cannelton Industries RfR Determination is issued and appropriate and effective institutional controls have been implemented, local officials in Sault Sainte Marie are hopeful that residents and developers will embrace the planning process to reuse the site.

**FOR MORE INFORMATION, CONTACT:** Tom Bloom, Region 5 Superfund Redevelopment Coordinator, at (312) 886-1967 or [bloom.thomas@epa.gov](mailto:bloom.thomas@epa.gov).



#### Barriers:

Superfund site stigma; lack of implemented institutional controls

#### Solution:

Future RfR Determination; ongoing effort to select and implement appropriate and effective institutional controls for the site



#### Before:

Cleaned-up tannery; 75 acres of vacant land along St. Mary's River

#### After:

75 acres of riverfront property, ready for multiple uses